



40 GWERN GWYNFAEL
CAPEL LLANILLTERN
CARDIFF CF5 6GE

ASKING PRICE OF
£280,000



SEMI-DETACHED PROPERTY



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**** THREE BEDROOM SEMI DETACHED ****
SOUTH WEST FACING REAR GARDEN ** A modern, well presented three bedroom semi detached family home in a desirable modern development. Entrance hallway, cloakroom, lounge, kitchen and diner with french doors to the rear garden. To the first floor are three bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazing. South west facing lawned rear garden. Driveway to side. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in Capel Llanilltern which is a small rural village in between Radyr, Pentyrch and Creigiau, surrounded by fields and woodland with nearby shops and amenities, also a short distance from M4 links and shopping in Talbot Green and Cardiff City Centre.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the entrance hallway. Tiled flooring. Radiator.

CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled flooring. Obscured glass window to front. Radiator.

LOUNGE

16' 2" x 16' 1" (4.93m x 4.92m)

Overlooking the entrance approach, a good sized primary reception. Staircase to first floor. Laminate flooring. Radiator. Door to kitchen.

KITCHEN/DINER

15' 11" x 8' 3" (4.87m x 2.52m)

Modern fitted kitchen well appointed along three sides in high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge freezer. Understairs storage cupboard. Tiled flooring. French doors to rear garden. Window to rear. Matching range of eye level wall cupboards. Concealed 'Ideal Logic' combi gas central heating boiler. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Large storage cupboard with shelving.

BEDROOM ONE

12' 9" x 9' 0" (3.89m x 2.75m)

Overlooking the entrance approach. Large over stairs wardrobe. Radiator. Access to roof space. Door to ensuite.

ENSUITE

5' 5" x 5' 0" (1.66m x 1.53m)

Quality white suite comprising low level wc, wash hand basin, corner shower cubicle with chrome shower above. Tiled splash back. Obscured glass window to front. Extractor fan. Radiator.

BEDROOM TWO

9' 6" x 8' 3" (2.92m x 2.52m)

Overlooking the rear garden, a good sized second bedroom. Radiator.

BEDROOM THREE

8' 3" x 6' 3" (2.53m x 1.91m)

Aspect to rear. Radiator.

FAMILY BATHROOM

6' 10" x 6' 1" (2.09m x 1.87m)

Quality white suite comprising low level wc, wash hand basin and panelled bath. Obscured glass window to side. Extractor fan. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

A south west facing rear garden. Enclosed large area of lawn. Paved pathways. Access to side. Timber shed.

FRONT GARDEN

Decorative stones to front. Paved steps with hand rails to front door.

PARKING

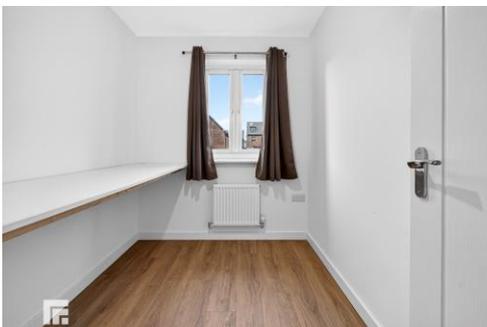
Driveway to side.

ADDITIONAL INFORMATION

There is an annual site charge of approx £200 per annum which will be payable once the development is finished.



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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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